



81 Trenchard Close, Newton,
Nottinghamshire, NG13 8HH

£345,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached Home
- 3 Bedrooms
- 2 Bathrooms
- Contemporary Fitted Kitchen
- Southerly Rear Aspect
- Extended & Modernised
- 2 Receptions
- Ground Floor Cloak Room & Large Utility
- Sizeable Conservatory At Rear
- Off Road Parking

We have pleasure in offering to the market this deceptive, traditional, semi detached home located on the outskirts of Trenchard Close and Friar Walk in a delightful setting overlooking fields to the east, the property benefitting from a southerly rear aspect. The property itself has seen a significant programme of improvements over the years having benefitted from a two storey extension to the side elevation as well as the addition of a substantial conservatory to the rear.

Internally the property offers a versatile layout extending to approximately 1,400 sq.ft. with two main reception areas including a pleasant sitting room leading through into the large conservatory which provides a further sitting/dining room and leads back into a tastefully appointed contemporary kitchen. From the kitchen is a sizeable well appointed utility with ground floor cloak room off. To the first floor there are three bedrooms, the principal suite having an impressive bath/shower room which is beautifully appointed with a contemporary five piece suite, and an additional main bathroom servicing the other bedrooms.

The property is tastefully presented throughout and benefits from double glazing and gas central heating.

The property occupies a particularly pleasant plot that has been landscaped for relatively low maintenance living with an enclosed southerly facing rear garden. An open plan frontage has off road parking.

Overall this is a really interesting opportunity to purchase an individual home within this popular setting with viewing coming highly recommended.

NEWTON

Amenities are available in the adjacent village of East Bridgford including well regarded primary school, medical centre, public house and local shops. Further facilities can be found in the nearby market town of Bingham including a full range of shops, doctors and dentists, schools, leisure centre and railway station with links to Nottingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. Newton is well placed for commuting close to the A52 and A46 with good road links to the A1 and M1.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENCLOSED PORCH

7'3" x 3'4" (2.21m x 1.02m)

A useful space providing cloaks hanging; quarry tiled floor, pitched tongue and groove ceiling, double glazed side lights and a further door leading through into:

MAIN ENTRANCE HALL

12'4" x 6'11" (3.76m x 2.11m)

Having attractive contemporary glass and oak turning staircase rising to the first floor landing with useful under stairs storage cupboard and alcove beneath, wood effect laminate flooring and further doors leading to:

SITTING ROOM

13'11" x 12'3" (4.24m x 3.73m)

The focal point to the room is a chimney breast with contemporary fire surround, mantel and hearth with inset gas fire; alcoves to the side, continuation of oak effect flooring and double glazed French doors leading through into:

CONSERVATORY

18' max x 17' max (5.49m max x 5.18m max)

A well proportioned L shaped room providing a fantastic addition to the property, currently utilised as an additional sitting/dining room and creating an excellent level of floor area; flooded with light having pitched roof, glazed gable end and windows with opening top lights and French doors leading out into the rear garden.

A single double glazed French door leads through into:

KITCHEN

21'3" x 8'2" (6.48m x 2.49m)

A well proportioned tastefully appointed space having been modernised with a generous range of contemporary wall, base and drawer units providing an excellent level of storage; low level plinth lighting and under unit downlighters; several runs of laminate work surfaces providing a good working area; inset sink and drain unit with brushed metal swan neck mixer tap and tiled splash backs; integrated appliances including Bosch five ring gas hob, chimney hood over and single oven beneath, fridge, freezer and dishwasher; full height larder unit that also houses the gas central heating boiler; window to the front and a further door leading through into:

UTILITY ROOM

14'4" max x 9'3" max (4.37m max x 2.82m max)

A well proportioned space which also encompasses a ground floor cloak and provides a good level of storage; fitted wall and base units with additional work surface over, plumbing for washing machine, space for tumble dryer, room for further free standing appliances, access to loft space above, window to the front and further single door with double glazed side light leading into the rear garden.

GROUND FLOOR CLOAK ROOM

4'9" x 3'5" (1.45m x 1.04m)

Tastefully appointed with a contemporary suite comprising close coupled WC, plank effect tiled floor and walls and window to the front.

RETURNING TO THE MAIN ENTRANCE HALL A CONTEMPORARY DOG LEG STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having window to the front and further doors leading to:

BEDROOM 1

12'9" x 8'8" (excluding wardrobes) (3.89m x 2.64m (excluding wardrobes))

An impressive suite which comprises an initial double bedroom which links through into a substantial main bathroom; the bedroom benefitting from fitted wardrobes and window to the rear with a pleasant aspect across the garden and adjacent fields.

A further door leads through into:

ENSUITE BATH/SHOWER ROOM

14'5" x 9'3" (4.39m x 2.82m)

A well proportioned space beautifully appointed with a contemporary suite which comprises initial free standing, double ended, slipper bath with chrome mixer tap and integral shower handset; walk in shower wet area with tiled floor, glass screen and wall mounted electric shower, twin vanity units with washbasins and chrome mixer taps and close coupled WC; contemporary towel radiator, tiled floor and splash backs, dual aspect with windows to the front and rear.

BEDROOM 2

12'10" x 10'11" into wardrobes (3.91m x 3.33m into wardrobes)

A further double bedroom having built in wardrobes and pleasant aspect to the rear.

BEDROOM 3

8'2" x 8'3" (2.49m x 2.51m)

Currently utilised as a dressing room but makes a further single bedroom or first floor office; having window to the front.

L SHAPED BATHROOM

8'6" max x 8'1" max (2.59m max x 2.46m max)

A well proportioned L shaped room having a three piece suite comprising panelled corner bath with chrome mixer tap, wall mounted shower mixer and glass screen, close coupled WC and pedestal washbasin; tiled splash backs and floor and window to the front.

EXTERIOR

The property occupies a pleasant position within this established development, tucked away on a corner plot overlooking fields to the side with a partly lawned frontage with established

borders and a single tarmacadam parking area although subject to consent offers scope to expand the driveway further. A courtesy gate gives access to the side of the property where there is a useful storage shed and in turn leads through to a landscaped rear garden which has been designed for relatively low maintenance living; having substantial paved and blocked seating areas, gravelled border, fencing and established hedging. The rear garden benefits from a southerly aspect.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).

There is a management company (Trenchard Close Residents Co. Ltd) responsible for the shared elements of the development. The current (at time of instruction August 2026) annual service charge is £312.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

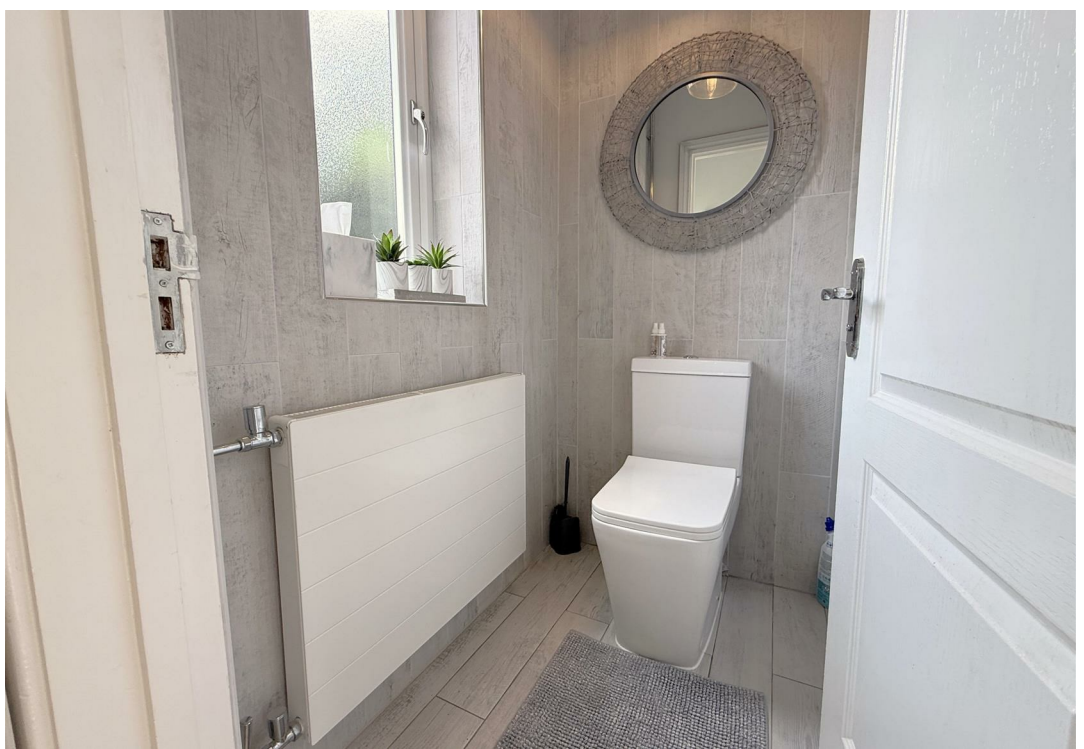
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



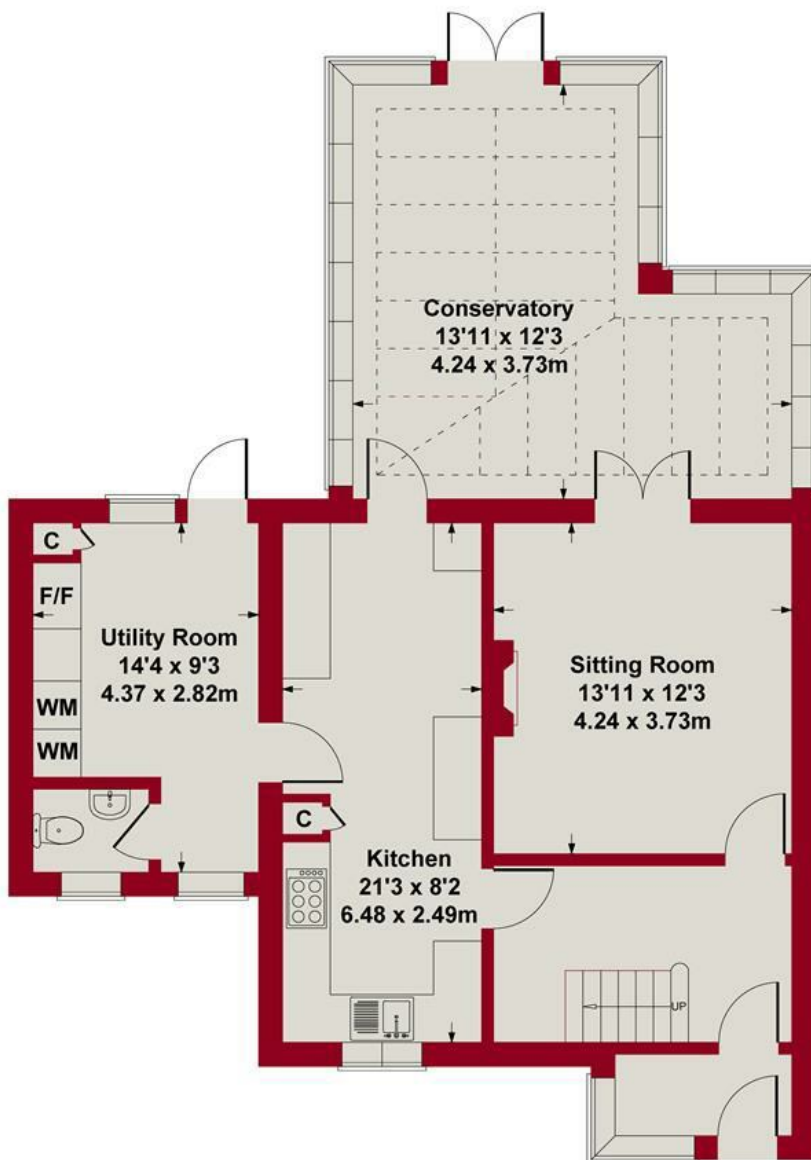




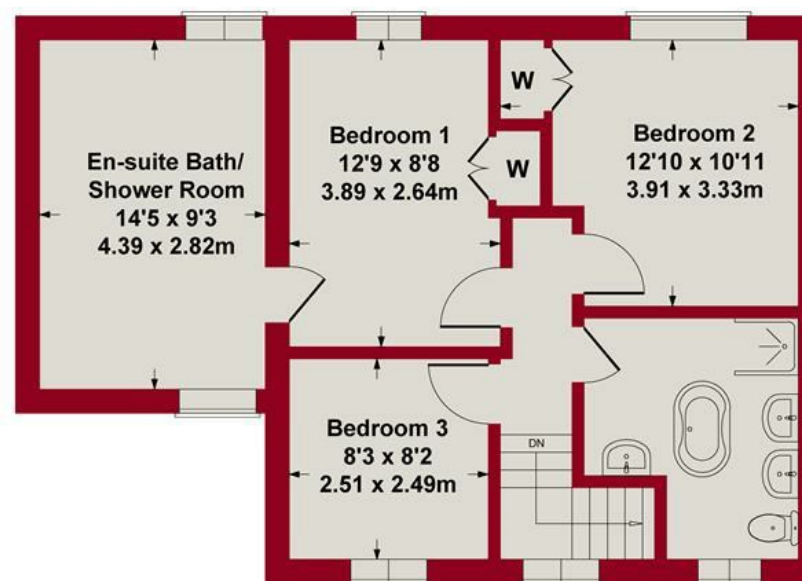








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



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